



CITY OF BEVERLY HILLS
Room 280A
455 North Rexford Drive
Beverly Hills, CA 90210

In-Person / Telephonic / Video Conference Meeting

PLANNING COMMISSION REGULAR MEETING

MINUTES

April 27, 2023
1:30 PM

MEETING CALLED TO ORDER

Date/Time: April 27, 2023 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Wolfe, Kaplan, Ostroff, Vice Chair Ross, Chair Demeter
Commissioners Absent: None
Staff Present: Masa Alkire, Cindy Gordon, Judy Gutierrez, Alexandria Smille, Karen Myron, David Snow

COMMUNICATIONS FROM THE AUDIENCE

Members of the public may address the Commission regarding any items not on the Agenda that are within the subject matter jurisdiction of the Commission. By State law, the Commission may not discuss or vote on items not on the Agenda.

Public Input: None

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as presented.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Planning Commission regular meeting of April 13, 2023.

Motion: MOVED by Vice Chair Ross, SECONDED by Commissioner Kaplan to adopt the minutes as presented (5-0).

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AYES: Commissioners Wolfe, Kaplan, Ostroff, Vice Chair Ross, Chair
Demeter
NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS / PLANNING AGENCY PUBLIC HEARINGS – NEW BUSINESS

Chair Demeter advised that her residence is within 500 and 1000 feet of the project at 206 South Beverly Drive. She determined that the requested entitlements will not change her property's development potential; income-producing potential; highest and best use; market value; or character by substantially altering traffic levels, intensity of use, parking, view, privacy, noise levels, or air quality; and thus will participate in the discussion of the item.

2. 206 SOUTH BEVERLY DRIVE

Open Air Dining Permit and Extended Hours Permit (PL2200210)

Request for an Open Air Dining Permit to allow Parakeet Café to operate approximately 443 square feet of open air dining on a combination of public and private property and a request for an Extended Hours Permit to receive patrons beginning at 6:30 AM, daily. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider finding the project exempt from further review under CEQA.

Ex Parte Communications: None

Project Planner: Alexandria Smille, Associate Planner
Project Applicant: Johnathan Goldwasser, Parakeet Cafe
Project Representative: Roger Barbosa, Milestone Management
Public Input: Mark Elliot

Motion: MOVED by Vice Chair Ross, SECONDED by Commissioner Kaplan to adopt the resolution as amended (5-0).

AYES: Commissioners Wolfe, Kaplan, Ostroff, Vice Chair Ross, Chair
Demeter
NOES: None

CARRIED

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3. **9800 WILSHIRE BOULEVARD AND 121 SPALDING DRIVE (SPRING PLACE) Development Plan Review (PL2200044)**

Remand and further review of a conditionally approved Development Plan Review that regulates the rooftop uses for Spring Place, a co-working office and private membership club that operates within the offices and on the rooftop of the commercial buildings located at 9800 Wilshire Boulevard and 121 Spalding Drive. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider finding the project exempt from further review under CEQA.

Ex Parte Communications: Vice Chair Ross disclosed attending a site visit on Tuesday, April 25, which included a tour conducted by members of the applicant team; City staff was also present. Commissioner Wolfe disclosed conducting a similar visit to the project site on Wednesday, April 26. Commissioner Ostroff did not conduct a recent visit, but has visited the site on three prior occasions, and as a member, along with Vice Chair Ross, of the Ad Hoc Committee for the project, recently met with the applicant team both in person and via Zoom while working toward recommendations that are included in the staff report. Chair Demeter disclosed taking an applicant-led tour of the facility along with City staff on Friday, April 21. Commissioner Kaplan had no ex parte communications.

Project Planner:	Judy Gutierrez, Senior Planner
Project Applicant:	Spring Place
Project Representative:	Mark Egerman, Egerman Law Group, LLC
Public Input:	Pierre Patrick, Joline Nazarian, Celine Nehoray, Mark Gatto, Steve Mayer, Raven Vermeil

The Commission received the staff report, applicant presentation, and public input. After discussion, the Commission continued to the item to a date certain.

Motion: MOVED by Chair Demeter, SECONDED by Commissioner Kaplan to continue the item to the Planning Commission regular meeting of June 8, 2023 (5-0).

AYES: Commissioners Wolfe, Kaplan, Ostroff, Vice Chair Ross, Chair Demeter

NOES: None

CARRIED

The public hearing on this item remained open

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

None

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COMMUNICATIONS FROM STAFF

- **City Planner Updates**
 - None
- 4. **Current Planning Projects List**
 - Received and filed
- 5. **2023 Meeting Schedule**
 - Received and filed

ADJOURNMENT

Date / Time: April 27, 2023 / 3:58 PM

PASSED AND APPROVED THIS 11TH DAY OF MAY, 2023

Myra Demeter, Ph.D.

Myra Demeter, Ph.D., Chair